

**BUILDING AND GROUNDS COMMITTEE MEETING
SEPTEMBER 9, 2013**

APPROVED

Members Present: Ronnie Trivett, Buford Peters, Robert P. Gobble, Ken Arney, Jo Ann Blankenship, L.C. Tester, and Scott Sams.

Meeting was called to order by Chairman, L.C Tester at 7:15 PM. Quorum present.

Motion was made by Ronnie Trivett, seconded by Ken Arney, to approve the minutes of the last meeting, June 3, 2013 as printed. By majority voice vote, all ayes, motion carried.

Old Business

Mayor Humphrey announced that the second bidding process was complete with the low bidder being Morristown Roofing Company. A letter from Reedy & Sykes was also received making a recommendation that this company be awarded the bid. Morristown Roofing Company's bid was \$356,742.00 which was presented to the Budget Committee to present to the full Commission's approval on September 16, 2013. Construction to begin upon approval.

Mayor Humphrey reported that there was sufficient funds in the Litigation Fund as purposed, no new money needed.

Third floor structural issues were presented by Mayor Humphrey. He informed the committee that the floors, walls and windows were in dire need of repair. Judge Jean Stanley has informed Mayor Humphrey that she will no longer hold court in this building until issues are resolved and made safe.

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Also the committee was informed that an employee of the Assessor of Property has an office on the third floor and no fire escape is located in that area. In this office, approximately eighteen (18) filing cabinets are located there.

Following discussion it was decided that immediate action was necessary to keep employees and public safe.

Motion was made by Buford Peters, seconded by Ken Arney to move and make available for temporary office space for employee of Assessor of Property (now on third floor) to Conference Room 205, and to check space that had previously been used by the Red Cross in the 911 building to see if records, not being used daily, could be stored in that area.
By majority voice vote, all ayes, motion carried.

The windows on the building were stated by Mayor Humphrey as needing major repair/replacement. A total of thirteen (13) windows needs repairs. It was stated that being a Historical building, restrictions would apply and the Historical Commission would have to approve any changes. No action was taken on this matter at this time.

Ron Street, Carter County Chief Deputy Sheriff stated that many issues have arisen due to the courthouse Annex generator needing replaced or repaired.

The main fuel tank (think it is a 500 gallon tank) is located outside under ground in the area where the PODS were located. We are unable to locate records confirming location or site. No permit can be located for this tank.

Day tank is inside of the generator room that holds the prime for the generator to start up. Fuel is then pulled up from the main tank and keeps it in the day tank.

The Day Tank is leaking. The reason for the leak is unknown, however it is draining back down into the fuel system. Therefore, when the power goes, the generator will not start.

Problems have been discovered with the generator as well stated Chief Street. State Inspectors were called and discovered that the water pump was bad, as well as the belts and items of that nature.

Repairs were made, however this did not solve the problem with day tank issues.

A foot valve down inside the tank which is underground (without a state permit). State Inspectors were called, came and confirmed that there is no permit for the tank, which is illegal.

In the process of trying to correct this issue, options were researched to find what would be the best way to correct this matter.

Chief Street stated that a new tank could be installed outside above ground next to the building and a day tank inside the generator room to get the generator up and running. He stated that the State has given a repair date. However, an extension has already been granted.

When checking the generator, also discovered was that diesel fuel is leaking and mixing with the antifreeze inside which indicated head problems.

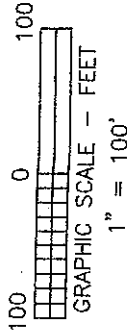
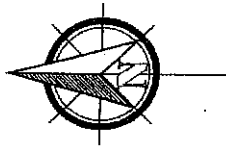
Approximate cost to fix all is \$ 31,500 to \$29,300 depending if repairs/replacement can be done.

Chief Street stated that bids had been let and the high bid received for the complete project was \$ 25,675 for the completed job.

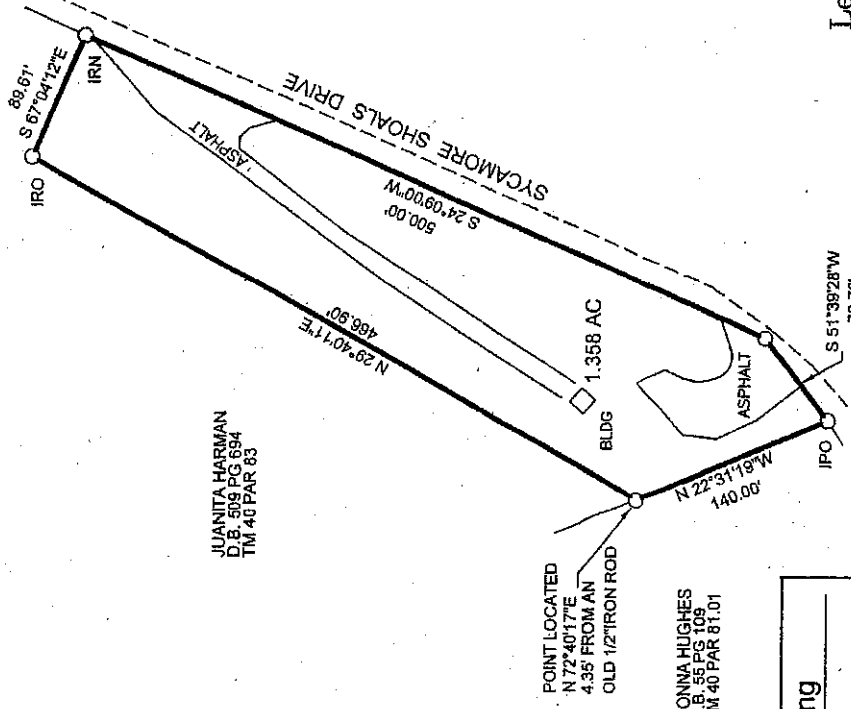
Following discussion and due to the extent of the cost of repairs reported to the committee, motion was made by Buford Peters, seconded by Jo Ann Blankenship to present to the full Commission issues concerning repairs/replacement cost of the Annex generator for recommendation.

By majority voice vote, all ayes, motion carried.

D.B. 297 PG 473



JUANITA HARMAN
D.B. 509 PG 684
TM 40 PAR 65



JUANITA HARMAN
D.B. 509 PG 684
TM 40 PAR 65

POINT LOCATED
N 72° 40' 17" E
4.35' FROM AN
OLD 1/2" IRON ROD

DONNA HUGHES
D.B. 354 PG 105
TM 40 PAR 61.01

Pierce Land Surveying

132 Isaac Lincoln Place
P.O. Box 1442
Elizabethton, TN 37644-1442
(423) 542-4799 Office (423) 543-7911 Fax

PLAT:	FILE:	SCREEN FILE:	SHEET
8X-050	9086	9086	1 / 1

Survey For

CARTER COUNTY TENNESSEE

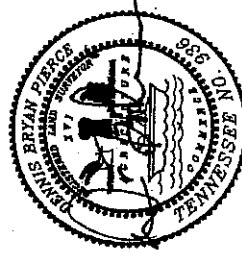
13TH CIVIL DISTRICT — CARTER CO., TN
AUG 5, 2013 — SCALE: 1" = 100'

NOTES:

1. Survey is subject to any easements, written or unwritten.
2. Adjoining owners and deed references, as shown, are based upon County Tax Records and subject to the accuracy thereof.
3. According to Flood Insurance Rate Map No. 47163C0160E, dated September 26, 2006, a portion of the property shown hereon does lie in a Zone X Flood Area.
4. Utilities have not been located as a part of this survey and no certification is made thereto.
5. Survey is subject to any zoning regulations which may be in effect as of date hereon.
6. Survey has been made without the benefit of a title examination and is subject to any legal documentation found therein.
7. Deed Reference: Carter County Tennessee, Deed Book 297, Page 473.
8. Tax Map 40, Parcel 82.

I hereby certify that this is a Category I Survey and the ratio of precision of the unadjusted survey is 1:10,000 as shown hereon and that the survey was done in compliance with current Tennessee Minimum Standards of practice.

Bryan Pierce
Bryan B. Pierce, RLS No. 9376



Legend

- IRN — 1/2" IRON ROD NEW
- IRO — 1/2" IRON ROD OLD
- IPO — 1" IRON PIPE OLD